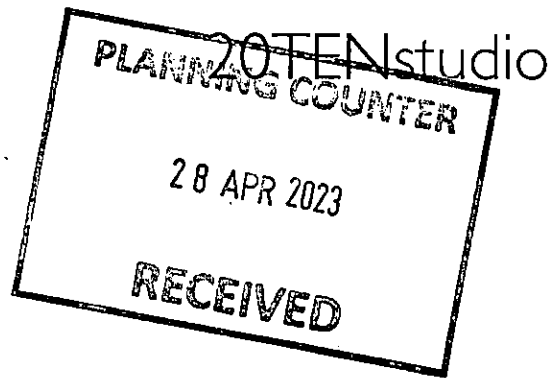


28th April 2023

The Principle Officer
Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



RE: 46 LIMEKILN ROAD, DUBLIN 12, D12 A020 – PLANNING APPLICATION REG. REF. SD22A/0386
CLARIFICATION OF ADDITIONAL INFORMATION

Dear Sir/Madam,

Following receipt of the request for clarification of additional information in relation to planning application reg. ref. SD22A/0386, the Applicant has now been provided with an understanding of the technical reasons of concern raised by the Surface Water Drainage Department.

It is noted that the proposal to develop the infill site at 46 Limekiln Road was previously assessed by South Dublin County Council and was granted planning permission ref. SD07A/0710 (including an extension of permission ref. SD07A/0710/EP) which included the diversion of the existing 300mm surface water pipe which traverses the site. As part of the planning decision, the positioning of the surface water route was revised and relocated towards the western boundary of the site on foot of a request by SDCC in order to maximise the development area on the site. The positioning and diversion of the surface water drain was further agreed with the Surface Water Drainage Department following submission of compliance drainage drawings for the site. It is not possible to develop the site if the existing surface water drain remains in its current location, this is illustrated on the attached drawing ref. 2001-PA-P005 which has been prepared to show the existing pipe, the proposed 3m wayleave to either side of the pipe and the remaining available area for development.

Further to the request for clarification of additional information, the Applicant has re-engaged Downes Associates Engineers who are a well established Consulting Engineering practice and have extensive knowledge and expertise in the field of stormwater and drainage design, being one of few stormwater auditors on the Dun Laoghaire Rathdown County Council framework. Downes Associates have prepared a revised drainage design and response report which addresses and fully resolves all 6no. items of concern raised on the request for clarification of additional information. The proposal seeks not only to resolve the concerns expressed by the Surface Water Drainage Department but to also introduce a new and improved drainage system on the site.

Prior to submitting the enclosed clarification of additional information, Downes Associates contacted SDCC Surface Water Drainage Department on 17th April and on 24th April 2023 requesting feedback to their proposed revised drainage design and response report (see copy of emails attached). No response was received from SDCC Surface Water Drainage

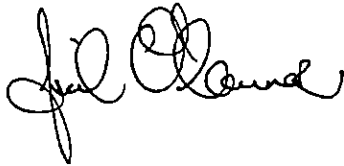
20TENstudio

Department. In the absence of any feedback from the Surface Water Drainage Department, I wish to submit the following information in response to the request for clarification of additional information:

1. 6no. copies of drawing ref. 2001-PA-P005 prepared by 20Ten Studio.
2. 6no. copies of drawing ref. 21019-5001 prepared by Downes Associates Engineers.
3. 6no. copies of response report prepared by Downes Associates Engineers.
4. 6no. copies of email correspondence from Downes Associates to SDCC Surface Water Drainage Department, dated 17th and 24th April 2023.

I trust that the enclosed revised drainage design provides a fully comprehensive solution to all 6no. concerns raised and that planning permission will be granted for the proposed development as would be consistent with the previous planning permission ref. SD07A/0710 for the site.

Yours sincerely,



Avril O'Connor
Dip Arch B Arch Sc MRIAI

Encls.

20TENstudio

TEL: + 353 86 81 30640

EMAIL: 20tenstudio@gmail.com